

MINUTES
LAKE LANIER ISLANDS DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS MEETING
June 10, 2025

The Lake Lanier Islands Development Authority Board of Directors held a meeting at the Legacy Lodge, 7000 Lanier Islands Parkway, Buford, GA 30518. (A Board package and handouts are attached hereto and made official parts of these Minutes as an Attachment)

BOARD MEMBERS PRESENT:

Mr. Steve Syfan, Chairman
Ms. Lauren Talley, Secretary
Mr. Alan Gravel
Ms. Angie Johnson, via teleconference
Mr. Nick Masino
Mr. Carter Patterson
Mr. Jeff Payne

STAFF:

Mr. Charles Burton
Ms. Brenda Anderson
Mr. Carey Miller, LLIDA Legal Counsel

VISITORS:

Mr. Virgil Williams, Lake Lanier Islands Management Company, LLC
Mr. Matthew Bowling, Lake Lanier Islands Management Company, LLC
Ms. Missy Burgess, Lake Lanier Islands Management Company, LLC
Mr. Bucky Perry, Islands Entertainment, LLC
Mr. Jeff Collins, Rochester & Associates, LLC
Mr. Holden Harris, Rochester & Associates, LLC
Mr. Jeff Juliano, Collins Cooper Carusi
Mr. Roger Wells, Breedlove Land Planning
Mr. Alan Wieczynski, Breedlove Land Planning
Ms. Pamela Keane

Chairman Syfan called the meeting to order.

APPROVAL OF MINUTES

Chairman Syfan requested a motion to approve the March 11, 2025, Board Meeting Minutes. Mr. Masino made a motion to approve, seconded by Mr. Patterson and motion carried unanimously.

ADA TRANSITION PLAN

Mr. Gravel reviewed the Infrastructure Committee's recommendation to accept the ADA Transition Plan as presented by Breedlove Land Planning's presentation. The motion carried unanimously.

INFRASTRUCTURE AND COMMON AMENITIES PLAN

Mr. Gravel reviewed the Infrastructure Committee's recommendation to accept the LLIMC Infrastructure and Common Amenities Plan. The motion carried unanimously.

LLIDA MARKETING RESOLUTION

Mr. Burton reviewed the LLIDA Marketing Resolution. Mr. Patterson made a motion to approve, seconded by Mr. Masino and the motion carried unanimously.

NGMA STAFFING AGREEMENT

Mr. Burton explained the NGMA – LLIDA Shared Services Agreement. Mr. Gravel made a motion to approve the Staffing Agreement, Mr. Payne seconded, and the motion passed unanimously.

FY 2026 OPERATING BUDGET

Mr. Burton discussed the FY 2026 Operating Budget. Mr. Patterson made a motion to approve, Mr. Gravel seconded, and the motion carried unanimously.

FINANCIAL REPORTS

Mr. Burton reviewed the January, February, March and April 2025 Financial Reports. Mr. Masino made a motion to approve the Financial Report, Mr. Payne seconded, and the motion carried unanimously.

Mr. Burton discussed the Executive Director's Report.

Mr. Miller shared a brief legal report.

Mr. Bowling gave a report to the Board and discussed the general plan for the G.O. Bonds. Mr. Williams shared the number one criterion is revenue producing. Mr. Bowling requested a vote by the Board.

EXECUTIVE SESSION

Mr. Payne made a motion to enter executive session for discussion of Mr. Bowling's request for a vote, seconded by Mr. Patterson and the Board unanimously voted to enter Executive Session; (O.C.G.A. § 50-14-2 (1)).

Mr. Masino made a motion to reconvene the Board Meeting, seconded by Ms. Talley and the Board voted unanimously.

At the request of the Chairman, Mr. Miller explained the Board cannot vote on the request without proper advertising to the public with the meeting announcement and agenda per the Open Meetings Act.

Mr. Perry gave a brief report.

Mr. Williams shared a brief history.

Mr. Payne made a motion to adjourn the meeting, Mr. Masino seconded and the motion passed to adjourn the meeting.

Steve Syfan, Chairman
Lake Lanier Islands Development Authority

Submitted by: _____
Brenda Anderson, Sr. Business Operations Manager Lake
Lanier Islands Development Authority